

MINUTES OF RDA REGULAR MEETING – APRIL 5, 2011

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, APRIL 5, 2011, AT 7:49 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN BUHLER.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler
Russ Brooks
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Nicole Cottle, CED Director
Layne Morris, Community Preservation Director
Buzz Nielsen, Police Chief
Eric Bunderson, Acting City Attorney
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1515 **OPENING CEREMONY**

The Opening Ceremony was conducted by Steve Buhler who discussed the West Valley City English Language Initiative and shared comments made during launch of the initiative in January of 2011.

1516 **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD FEBRUARY 22, 2011**

The Board read and considered Minutes of the Special Regular Meeting held February 22, 2011. There were no changes, corrections or deletions.

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After discussion, Mr. Christensen moved to approve the Minutes of the Special Regular Meeting held February 22, 2011, as written. Ms. Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1517

APPROVAL OF MINUTES OF REGULAR MEETING HELD MARCH 1, 2011

The Board read and considered Minutes of the Regular Meeting held March 1, 2011. There were no changes, corrections or deletions.

After discussion, Mr. Christensen moved to approve the Minutes of the Regular Meeting held March 1, 2011, as written. Ms. Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1518

APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD MARCH 15, 2011

The Board read and considered Minutes of the Special Regular Meeting held March 15, 2011. There were no changes, corrections or deletions.

After discussion, Mr. Christensen moved to approve the Minutes of the Special Regular Meeting held March 15, 2011, as written. Ms. Burt seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1519 **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD
MARCH 22, 2011**

The Board read and considered Minutes of the Special Regular Meeting held March 22, 2011. There were no changes, corrections or deletions.

After discussion, Mr. Christensen moved to approve the Minutes of the Special Regular Meeting held March 22, 2011, as written. Ms. Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1520 **RESOLUTION NO. 11-17, APPROVE AN EXTENSION TO THE TRIPLE
NET LEASE AGREEMENT WITH MOUNTAIN WEST EYECARE, INC.
FOR LEASE OF PROPERTY LOCATED AT 2727 WEST 3500 SOUTH IN
WEST VALLEY CITY**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-17 which would approve an extension to the triple net lease agreement with Mountain West Eyecare, Inc., in the amount of \$4,000.00 per month, for lease of property located at 2727 West 3500 South in West Valley City.

Mr. Pyle stated the Agency currently owned the subject property and Dr. Michael Brown of Mountain West Eyecare, Inc. desired to extend his lease on the property with a term from September 1, 2011 to May 31, 2013.

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The Chief Executive Officer reported that in 2009 the Agency entered into a Lease Agreement with Dr. Brown which was a commercial, triple net lease with a month-to-month tenancy after August, 2009. He also reported Dr. Brown's lease had been extended to August 31, 2011, and he now desired the proposed extension.

After discussion, Ms. Burt moved to approve Resolution No. 11-17, a Resolution Approving an Extension to the Triple Net Lease Agreement with Mountain West Eyecare, Inc. for the Lease of Property Located at 2727 West 3500 South in West Valley City. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1521

RESOLUTION NO. 11-18, APPROVE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH PENNA POWERS BRIAN HAYNES FOR PUBLIC RELATIONS SERVICES RELATED TO THE CITY CENTER REDEVELOPMENT PROJECT AREA

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-18 which would approve an Agreement for Professional Services, in the amount of \$149,790.00, for public relations services related to the City Center Redevelopment Project Area.

Mr. Pyle stated Penna Powers had done the branding and other public relations services for the City Center Project Area. He also stated the proposed agreement would authorize Penna Powers Brian Haynes to provide services related to delivering the City Center message to the public.

The Chief Executive Officer reported the City Center project was a legacy project in West Valley City. He also stated a research step in developing an effective campaign for the City Center was strategic branding and recommendation for branding execution. He further indicated public outreach and public project messaging were essential to the delivery of the City Center message to attract potential investors as well as generate publicity.

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After discussion, Mr. Winder moved to approve Resolution No. 11-18, a Resolution Approving an Agreement with Penna Powers Brian Haynes for Public Relations Services Related to the City Center Redevelopment Project Area. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1522

RESOLUTION NO. 11-19, APPROVE A CONSTRUCTION MANAGEMENT AGREEMENT WITH ICO CONSTRUCTION, LLC, FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CITY CENTER REDEVELOPMENT PROJECT AREA

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-19 which would approve a Construction Management Agreement with ICO Construction, LLC, in an amount not to exceed \$1,000,000.00, for construction management services for the City Center Redevelopment Project Area.

Mr. Pyle stated the Agency desired to enter into an agreement with ICO to construction manage certain projects within the City Center. He further stated specifically, ICO would construction manage the demolition of the proposed hotel site and promenade. He indicated the agreement included a not-to-exceed compensation of \$1,000,000.00 because the nature and extent of the RDA's construction management needed in the City Center would be determined by future projects as they were finalized. He explained the not-to-exceed number allowed the Agency and ICO to act quickly to accommodate new development.

The Chief Executive Officer reported the City Center Redevelopment Plan had been adopted by the Agency in 2004 and had recently been updated. He stated the Plan involved the urban renewal of the area that included the property surrounding West Valley City Hall and the area to the west of City Hall. He further reported the RDA had been purchasing property and securing funds for the development of the City Center Project and was now at the demolition and development stage of the project.

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After discussion, Mr. Rushton moved to approve Resolution No. 11-19, a Resolution Approving an Agreement with ICO Construction, LLC, for Construction Management Services for the City Center Redevelopment Project Area. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1523

RESOLUTION NO. 11-20, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH GILBERT J. HOBBS, AKA G. JERRY HOBBS AND SHARON R. HOBBS, AS TRUSTEES OF THE JERRY AND SHARON HOBBS FAMILY TRUST, TO PURCHASE THE PROPERTY LOCATED AT 2895 WEST LEHMAN AVENUE

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-20 which would approve a Real Estate Purchase Agreement with Gilbert J. Hobbs, aka G. Jerry Hobbs and Sharon R. Hobbs, as Trustees of the Jerry and Sharon Hobbs Family Trust, in the amount of \$242,200.00 plus closing/broker costs, to purchase the property located at 2895 West Lehman Avenue.

Mr. Pyle stated the Agency desired to acquire the subject residential property, which property was located in the City Center Redevelopment Project Area and would play a key role in renewal of that area. He also stated by owning the property the Agency would have control over its use and development and could insure development in accordance with Agency and City vision for the City Center.

The Chief Executive Officer reported the City Center Redevelopment Plan was adopted by the Agency in 2004, and had recently been updated. He stated the Plan involved urban renewal of the area that included the Valley Fair Mall, property surrounding West Valley City Hall, and the area to the west of City Hall.

After discussion, Christensen moved to approve Resolution No. 11-20, a Resolution Approving a Real Estate Purchase Agreement with Gilbert J. Hobbs, aka G. Jerry Hobbs and Sharon B. Hobbs, as Trustees of the Jerry and Sharon

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Hobbs Family Trust, to Purchase the Property Located at 2895 West Lehman Avenue. Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1524

RESOLUTION NO. 11-21, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH ATALA HERNANDEZ TO PURCHASE THE PROPERTY LOCATED AT 2977 WEST LEHMAN AVENUE

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-21 which would approve a Real Estate Purchase Agreement with Atala Hernandez, in the amount of \$181,000.00 plus closing/broker costs, to purchase property located at 2977 West Lehman Avenue.

Mr. Pyle stated the Agency desired to acquire the subject residential property, which property was located in the City Center Redevelopment Project Area and would play a key role in renewal of that area. He also stated by owning the property the Agency would have control over its use and development and could insure development in accordance with Agency and City vision for the City Center.

The Chief Executive Officer reported the City Center Redevelopment Plan was adopted by the Agency in 2004, and had recently been updated. He stated the Plan involved urban renewal of the area that included the Valley Fair Mall, property surrounding West Valley City Hall, and the area to the west of City Hall.

After discussion, Mr. Rushton moved to approve Resolution No. 11-21, a Resolution Approving a Real Estate Purchase Agreement with Atala Hernandez to Purchase the Property Located at 2977 West Lehman Avenue. Ms. Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes

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Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1525

RESOLUTION NO. 11-22, APPROVE AN AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR REDESIGN AND RECONSTRUCTION OF WEST RIDGE GOLF COURSE

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-22 which would approve an Agreement with the Utah Department of Transportation (UDOT) for redesign and reconstruction of West Ridge Golf Course.

Mr. Pyle stated the Mountain View Corridor was planned to go through a portion of West Ridge Golf Course such that the entire Course needed to be redesigned and reconstructed. He indicated under the terms of the agreement, UDOT would purchase certain property owned by the Agency. He explained UDOT would then trade that purchased property for City-owned property on West Ridge Golf Course to accommodate construction of the Mountain View Corridor.

The Chief Executive Officer reported that as the Mountain View Corridor was planned to go through the back nine holes of West Ridge Golf Course, the impact required a complete redesign and reconstruction of all 18 holes of the Course. He indicated the City and the RDA had negotiated with UDOT for several months to facilitate an agreement on the process and the proposed agreement set forth those understandings.

After discussion, Mr. Winder moved to approve Resolution No. 11-22, a Resolution Approving an Agreement with the Utah Department of Transportation for the Redesign and Reconstruction of West Ridge Golf Course. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

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Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, APRIL 5, 2011, WAS ADJOURNED AT 8:01 P.M., BY CHAIRMAN BUHLER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, April 5, 2011.

Sheri McKendrick, MMC
Secretary